



Planning Commission
2015 Regular Meeting Agenda
Thursday, November 19, 2015
5:30 p.m.

Madison Municipal Building Council Chambers
100 Hughes Road
Madison, Alabama 35758

Planning Commission Board Members
Chairman Damian Bianca, CAPZO

Vice-Chairman Stephen Brooks, CAPZO
Cynthia McCollum, CAPZO
Lewie L. Bates, CAPZO
Troy Wesson, CAPZO

City Council Member, Mike Potter, CAPZO
Steven Ryder, CAPZO
Cameron Grounds, CAPZO
Tim Cowles CAPZO

City Staff

Amy Sturdivant, Director of Planning & Economic Development; Gary Chynoweth P.E., Director of Engineering; Kelly Butler, City Attorney; Johnny Blizzard, A.I.C.P, Senior Planner; Ross Ivey, Assistant Planner and Planning Commission Secretary; Megan Zingarelli, Assistant City Attorney

Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.
The Planning Commission welcomes you to the meeting.

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Minutes of the October 15, 2015 Regular Meeting**
- V. Public Comments**

VI. Public Hearings

Zoning Map Amendments

Each vote taken on Zoning Map Amendment by the Planning Commission is a recommendation only. The final decision will be made by the City Council, after they hold another public hearing, at a future City Council meeting. To follow the amendment schedule, please visit www.madisonal.gov, click Your Government, then Public Hearing Announcements.

1. A public hearing will be held to consider Nitneil Partners, LLC request to rezone the property, located at 906 Slaughter Road from *AG, Agricultural* to *B3, General Business District*.
[Staff Report](#)
2. A public hearing will be held to consider Ron Roberts request to zone property located south of Halsey Drive and west of Hardiman Road to *R-3A, Single-Family Detached Residential District*. This zoning is in conjunction with a request for annexation into the City of Madison.
[Map of Subject Property](#)
(Applicant has requested that the item be tabled to the December Regular Meeting)
3. A public hearing will be held to consider Dublin Farms, LLC request to rezone property located south of Norfolk Southern Railroad and west of Kyser Boulevard from *M2, General Industrial* to *R-4, Multi-family Residential District*.
[Map of Subject Property](#)
(Applicant has requested that the item be tabled to the December Regular Meeting)

Subdivisions

4. [Brentwood Manor - Layout Plat](#) *(Request to table Item)*
Location: South of Halsey Drive and west of Hardiman Road
Representative: 4-Site, Inc.
Applicant/Owner: D.R. Horton
Lots: 160
Acreage: 49.92
5. [Dublin Farms – Layout Plat](#)
Location: North of Norfolk Southern Railroad and west of Tribble Drive
Representative: Mullins, LLC
Applicant/Owner: Smart Living, LLC
Lots: 2
Acreage: 27.65
[Staff Report](#)

6. [Piney Creek – Layout Plat](#)
Location: East of Bowers Road and south of Powell Road
Representative: Mullins, LLC
Applicant/Owner: Smart Living, LLC
Lots: 140
Acreage: 50.01
[Staff Report](#)
7. [Madison Lakes – Certified Plat](#)
Location: South of Gillespie Road/Huntsville-Browns Ferry Road, east of County Line Road, west of Browns Ferry Road
Representative: Johnson & Associates
Applicant/Owner: BHS, LLC
Lots: 2
Acreage: 64.07
[Staff Report](#)
8. [BCS Kumar, Phase 2 - Certified Plat](#)
Location: North of Madison Boulevard, south of Ivory Place and west of Sullivan Street
Representative: Johnson & Associates
Applicant/Owner: Rhavesh V. Kumar
Lots: 2
Acreage: 3.38
[Staff Report](#)
9. [Cedar Acres, Phase 2 - Final Plat](#)
Location: West of Burgreen Road and south of Cedar Acres Drive
Representative: Mullins, LLC
Applicant/Owner: Wright Homes, LLC
Lots: 2
Acreage: 1.04
[Staff Report](#)
10. [Heritage Plantation, Phase 8 - Certified Plat](#)
Location: West of County Line Road and north of Whitworth Court
Representative: Smith Engineering Company
Applicant/Owner: Heritage Plantation, Inc.
Lots: 2
Acreage: 16.27
[Staff Report](#)
11. [Burgreen Farms – Layout Amendment](#)
Location: North of Powell Road and west of Burgreen Road
Representative: Smith Engineering Company
Applicant/Owner: Mungo Homes of Alabama, Inc.

Lots: 267
Acreage: 103.42
[Staff Report](#)

12. [Burgreen Farms, Phase 1 – Final Plat](#)

Location: North of Powell Road and west of Burgreen Road
Representative: Smith Engineering Company
Applicant/Owner: Mungo Homes of Alabama, Inc.
Lots: 22
Acreage: 95
[Staff Report](#)

13. [Burgreen Village, Phase 1 – Final Plat](#)

Location: North of Powell Road and west of Burgreen Road
Representative: Smith Engineering Company
Applicant/Owner: Mungo Homes of Alabama, Inc.
Lots: 27
Acreage: 8.42
[Staff Report](#)

14. [Crown Pointe Phase VI – Final Plat](#)

Location: North of Gillespie Road and east of Balch Road
Representative: 4-Site, Inc.
Applicant/Owner: Spencer Farms, LLC
Lots: 16 and 1 Tract
Acreage: 61.23
[Staff Report](#)

(Public Hearing Closed)

VII. Site Plans

15. [Space Savers Storage Facility](#)

Location: East of Wall Triana Highway, south of Chestnut Drive
Representative: Jerry South, South & Associates
Applicant: Butch Chandler
[Staff Report](#)

VIII. New Business

IX. Adjournment